Document No.4403
Voted at Meeting of 12/28/83

4403

BOARD OF APPEAL REFERRALS December 28, 1983

1. Z-6677-6678 WGBH Educational Foundation
Harvard University
114 and 125 Western Avenue, Brighton

2. Z-6685 East Sixth Street Condominium Trust
761 East Sixth Street, South Boston

amended

3. Z-6697 Brendan D. Flynn
30 Parkson Street, Hyde Park

MEMORANDUM December 28, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/10/83

Z-6677-6673
WGBH Educational Foundation
Harvard University
114 and 125 Western Avenue, Brighton
near Smith Street

Three-story structure

District(s):					
	apartment		general business		industrial I-2
	residential		local business L-2		waterfront
	single family				manufacturing

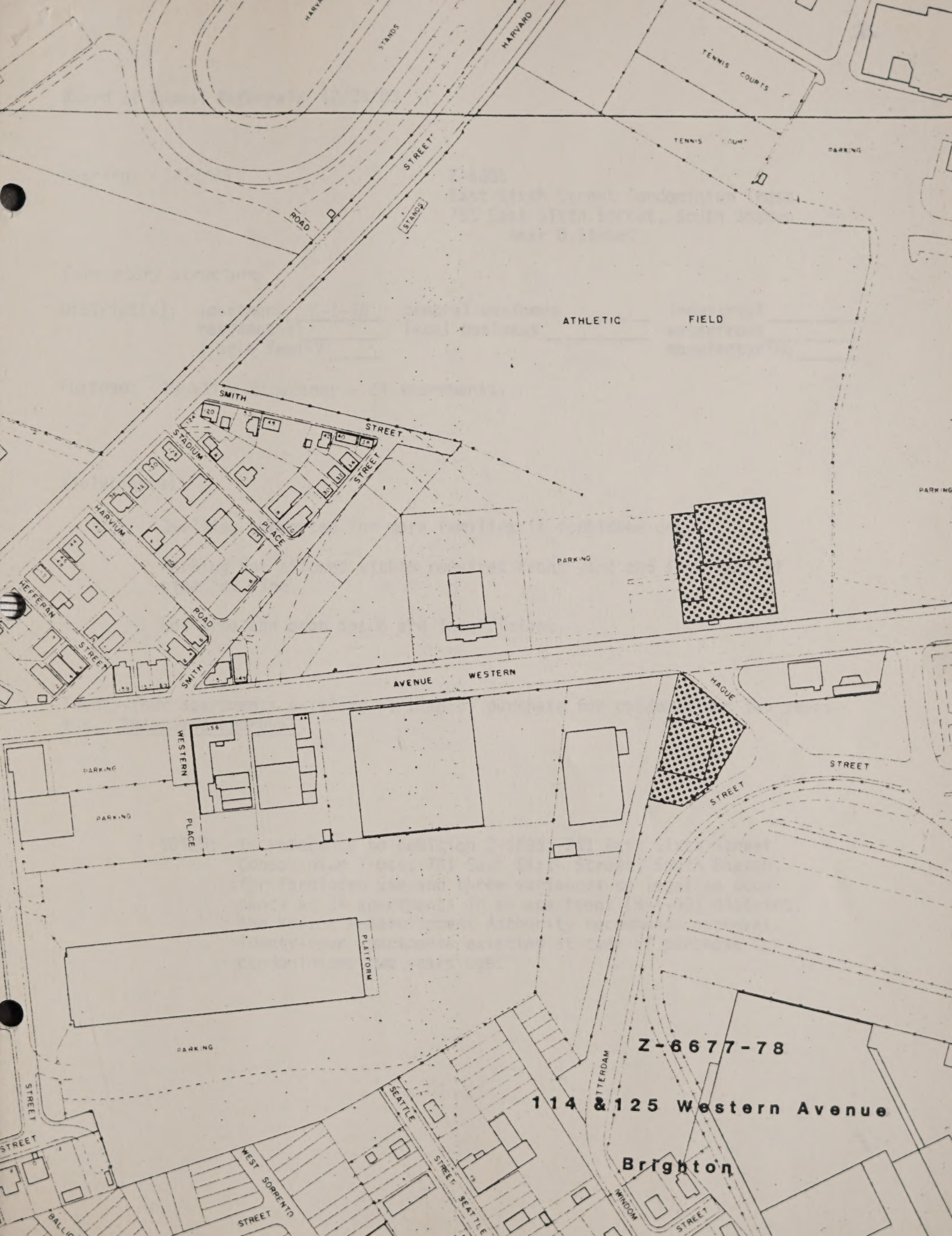
Purpose: erect pedestrian bridge; erect addition to existing structure.

Violation(s):

Setback of parapet is insufficient.

Petitioner, WGBH Channel 2, owns existing building on land leased from Harvard. Pedestrian bridge would be constructed over Western Avenue connecting the TV studio-office building (125) and the new office building (114) presently under construction. For reason indicated in proposed in vote, recommend denial without prejudice.

VOTED: In reference to petitions Z-6677-6678, WGBH Educational Foundation and Harvard University, 114 and 125 Western Avenue, for two variances to erect pedestrian bridge and erect addition to existing TV office structure in industrial and local business (I-2 and L-2) districts, the Boston Redevelopment Authority recommends denial without prejudice until the Authority has had further chance to review the proposal, as a pedestrian bridge over Western Avenue would have significant design implications for the area.



Z-6677-78

114 & 125 Western Avenue

Brighton

Board of Appeal Referrals 12/28/83

Hearing: 1/17/83

Z-6685
East Sixth Street Condominium Trust
761 East Sixth Street, South Boston
near O Street

Four-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - 24 apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Parking not allowed within required front yard and five feet of side lot line.

Lot area and open space are insufficient.

Twenty-four apartments existing at time of purchase for condominiums two years ago. Recommend approval.

VOTED: In reference to petition Z-6685, 761 East Sixth Street Condominium Trust, 761 East Sixth Street, South Boston, for forbidden use and three variances to legalize occupancy as 24 apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Twenty-four apartments existing at time of purchase for condominiums two years ago.

Z-6685 761 EAST SIXTH ST.
SOUTH BOSTON

Board of Appeal Referrals 12/28/83

Hearing: 1/17/83

Z-6697
Brendan D. Flynn
30 Parkson Street, Hyde Park
at Hyde Park Avenue

1½-story structure

District(s):			
apartment		general business	industrial
residential		local business	waterfront
single family S-.5			manufacturing

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Front yard is insufficient.

Family room addition would not impact abutter. Yard violation is minimal. Recommend approval.

VOTED: In reference to petition Z-6697, Brendan D. Flynn, 30 Parkson Street, Hyde Park, for a variance to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Family room addition would not impact abutter. Yard violation is minimal.

NEW YORK
NEW YORK
NEW
FOUNDATION
STACK
WATER TOWER
PRESCOTT
HYDE
PARK
HAMILTON
CLIFFORD
COLCHESTER
ROAD
MEADOWVIEW
ROAD
ROAD
STREET
STREET
STREET
WALL
WALL
WALL
MILESTONE
WINTHROP
ELEM.
SCHOOL
PARKSON
PLAYGROUND
CAMP
TENNIS
COURT
MEIGS
PARK
STANBRO
HAMILTON
LAWTON
STREET
FOREST VALE
Z-6697
30 PARKSON ST.
HYDE PARK